TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM GROUP 4

Property ID: R41786

Property Information

property address:	1002 S TEXAS AVE	
legal description:	SMYTHE #1, BLOCK F (PT OF)	
owner name/address:	HI-LO AUTO SUPPLY INC #56	,
	% REAL ESTATE DEPT	
	PO BOX 1156	
full husiness name:	SPRINGFIELD, MO 65801-1156	
	Conn. Ret.	type of business: AUTO PATS STORE
current zoning:		occupancy status:
lot area (square feet):		frontage along Texas Avenue (feet):
lot depth (feet):		sq. footage of building: 73 42
property comornis to.	inin. lot area standards []	min. lot depth standards min. lot width standards
Improvements		
# of buildings:	building height (feet):	4 of stories:
building/site condition	: 5. WELL MANT	MAFA
buildings conform to r	minimum building setbacks:	□ yes □ no (if no, specify)
approximate construct	ion date: 1983 accessib	le to the public: ∯yes □ no
possible historic resou		lks along Texas Avenue: ∰yes □ no
	yes no (specify)	4,745 G 110
.	(- P)	(pipe fences, decks, carports, swimming pools, etc.)
Freestanding Signs		
≝yes □ no		□ dilapidated □ abandoned ★in-use
# of signs:	tyne/material of sign:	HI BASED/ELECTRIC
overall condition (spec		
	700	no (specify)
one or any anapra	area signs suggested: 11 yes in	io (specify)
***************************************		,
Off-street Parking		
improved: to yes □ no	parking spaces striped: 🐚 y	ves □ no # of available off-street spaces: 55
(concrete 🗆 other	_
space sizes:	and I	cient off-street parking for existing land use: syes one
overall condition:	, , , , , , , , , , , , , , , , , , , ,	
end islands or bay divid	ders: □ yes øno:	landscaped islands: ☐ yes 🖟 no

Curb Cuts on Texas Avenue
how many: curb types: □ standard curbs □ curb ramps curb cut closure(s) suggested? □ yes □ no
if yes, which ones:
meet adjacent separation requirements: yes no meet opposite separation requirements: yes no N/
Landscaping
□ yes no (if none is present) is there room for landscaping on the property? yes □ no
comments: WOULD LIVELY LOSE SPACES FRONTING TY
<u> </u>
Outside Storage
□ yes to no (specify)(Type of merchandise/material/equipment stored)
dumpsters present: yes □ no are dumpsters enclosed: yes □ no
Miscellaneous
is the property adjoined by a residential use or a residential zoning district?
□ yes no (circle one) residential use residential zoning district
is the property developable when required buffers are observed?
if not developable to current standards, what could help make this a developable property?
accessible to alley: yes no N/
Other Comments:
*MAKESHIF PARKING ON BRAVEL (~10)